REAL ESTATE MARKET NEWS AND COMMENT

APARTMENT SUPPLY NOT VERY EXTENSIVE

Park and West End Avenues Leading Sections for Moderate Priced Places.

LIMITED VARIETY

Demand for Cheaper Houses Will Be Satisfied in The Bronx and Brooklyn.

Apartment seeking in Manhattan will be a comparatively simple operation this fail; first, because of the limited number of new apartments, and second, because of the concentration of the new houses in two or three neighborhoods. There has been no widespread building during the last year: in fact new apartments are more limited in number than were for a good many seasons back. Still another notable feature of this year's construction is that but one of apartment house is to be found anhattan Island south of Washington Heights. There are no new very synensive houses, nor are there any new w priced apartments.

se who wish new apartments this and desire to see what Manhattan Island has to offer can cover the field retty thoroughly by visiting the new ares on Park and Madison avenues Fifty-third street north to Eightythird street and on West End avenue from Seventy-eighth street north to the rmination near 107th street. About half tile to the north of this on Broadis a new group of houses, after which there is little new to be had until Washington Heights is reached.

the first time in a good many years Riverside Drive and Broadway south of 110th street are without new houses. Some few of them finished late n the spring are but partly rented, but there is nothing ready for fall rental. though several plans recently have been filed for new houses along these theroughfares which will be ready next

cent houses have all been of the ordinary type with all rooms on one floor and with individual owners, the tenants paying rent to them. Building on Park venue this year centred about Seventy-sixth street. Just to the north and south of this point some of the best improvements stand. Just north of the New York Central Ratiroad improve-

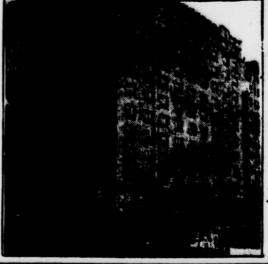
most modern improvements, includ- Records. ing refrigeration, vacuum cleaning. to eleven rooms and two to five bath- care to hold it any longer. rooms, but there are a number of houses

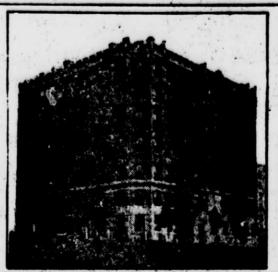
The tendency is growing among New York people to make their residences at their country homes and to maintain apartments in New York for occasional only. The houses with smaller apartments also seem to be attractive to ounger members of East Side families o do not require the lavishness of a larger apartment nor the expense of individual dwellings.

Among the more prominent of the new Park avenue houses is the twelve story building at the southeast corner of Park avenue and Sixtleth street, erected by the John J. Hearn Construction Company at a cost of \$340, Another is the Fullerton Weaver Itealty Company house a twelve story structure at the northwest corner of Park avenue and Eighty-second street. This house cost \$700,000. The building shown in the accompanying picture, on the east side of Madison avenue, corner of Eighty-third street, is eleven stories and cost the Mansard Construction Company \$450,000. The house occupying the rest of the block front is of the same design and type. One of the finest of this year's apartment nouses, also shown in the group, is that at the southeast corner of Park, venue and Seventy-eighth street. It a twelve story building built by one of the Jampole & Werner companies at a cost of about \$1,000,000. Similar in but different in design and arfangement is the new building at the corner of Seventy-sixth

New Apartments Provide Homes For Many Families









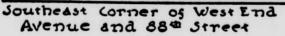
Northern Avenue from 178" to 179" Streets.

Avenue and 780 Street

Drive and 1514 Street.

46-56 West 83" Street







Jouthwest Corner of Park Avenue and 76" St.



West Side of Broadway from 115th to 116th Streets.



824 to 83ª Streets,

The Park are not active and most attractive demand for East. Side apartments. Apherpe and Belnord, creations of asternation of the best that the largest of this greater than during least years, at least there is no different from houses built in on Park care me in part years and in other sectors of the leading apartment streets, one will be found a concerning than and detail they are mind the leading apartment streets on the leading apartment streets on the leading apartment streets on the leading apartment streets of the leading apartment streets on the West Side. With literactive of the leading apartment streets on the leading apartment streets on the West Side. With literactive of the leading apartment streets on the West Side. With literactive of the leading apartment streets on the West Side. With literactive of the leading apartment streets on the work of the leading apartment streets on the work of the leading apartment streets on the l

seen on the company's products. AFTER MORE FACTORIES. PREPARING FOR NEW TRANSIT.

MOTOR COMPANY BUYS

11TH AVE. BLOCK FRONT

Republic Motor Company to

West Side.

A CHAIN OF FACTORIES

\$65,000,000 Corporation Plans

City Shops to Aid in

Distribution.

One of the big real estate deals of

the week, if not in size, in its effect on locality and surrounding interests,

is the acquisition for the account of the Republic Motor Company of New York, Incorporated, through Pease & Elliman,

of the property formerly occupied by

Rothschild & Co., and property adjacent

thereto, covering the entire block front

on Eleventh avenue between Fifty-sixth

and Fifty-seventh streets. The prop-

erty, located as it is in the heart of

New York city, three' blocks from

Broadway and three blocks from the

New York Central Sixtleth street freight

terminal, is admirably adapted for man-

building has been let to C. L. Peden

& Co., and work is already well under

way. The factory, when completed, will

have a floor space of 111,341 square feet, with independent power anad elec-tric lighting plants. The automatic

sprinkler system will be one of the

latest and best. Sheet' metal, wood-

working, electroplating, japanning and

other special departments will be installed, making it one of the best ap-pointed factories in the East. The

building fronting on Fifty-sixth street at the extreme east end will be used

The New York plant of the Republic

Motor Company is the first of ten factories to be located in ten principal dis-tributing centres of the United States,

all under the management of W. C. Durant, a pioneer in the automobile in-

dustry, and will be a part of the new

for a detached service station.

The contract for remodelling the

ufacturing purposes.

Have Large Factory on the

Activity.

under water adjacent to the Nott ave- One of the surest indicationed the innouncement of Ralph Peters, president of the Long Island Railroad. He says: "A. very substantial increase has been shown the purchase of commutation tickets to the colonies of wealthy New Yorkers, now the Dock Department and President all points on Long Island, and every crease over the same months of 1911."

In addition to the improved transporta-tion facilities provided by the Long Island. Railroad, however, must be taken into consideration the fact that the subway soon will be completed to Jamaica. It is reported on good authority that complete service on the elevated and subway will be in operation within fifteen months. This should be particularly beneficial to Jamaica Estates, as the Homer Lee avenue station of the subway is directly on the property. This will furnish transportation in addition to that of the Long Island Railroad, which already maintains a staion at Hillside directly adjoining Jamaica Estates.

Considerable expense has been incurred at this point in the erection of the depot and in eliminating grade crossings, and the completion of these improvements undoubtedly will attract a large number of

Many attractive houses have been built at Jamaica Estates, and sewers, water, gas, electricity, macadam roads, cement sidewalks and gutters have been in-

BIG APARTMENT FOR BROOKLYN.

A six story elevator apartment house is to be erected by Levy Bros. on the cor-ner of Bedford avenue and Dean street, on plot 76x100, adjoining the proposed new theatre to be erected on the corner of theatre to be erected on the corner of Bergen street. According to the plans, Bergen street. According to the plans, there will be four stores on the avenue and the entrance to the apartments will be on the street. It is designed to accommodate thirty-six families. Work on the foundations will be started in a few weeks.

GRAVESEND HOMESTEAD SOLD.

Studwell & Burkhard in conjunction with J. Howard Ashfield have sold for Mrs. Georgene S. Voorhees the old Stilwell homestead on Kings Highway and West First street, Gravesend, on plot 100x650 to Henry Grassman for about \$25,000 The property has been in Mrs. Voorhees's family for 200 years and is another of the old landmarks that have got to make way for modern improvement.

RECENT BUYERS.

Edward B. Corey is the buver of the plot 100x81.10 on the morth side of 169th street 00 feet west of Amsterdam avenue, reported told yesterday by Morris Freundlich and

DWELLINGS RENTED. Pease & Elliman have leased the four

story dwelling at the southeast corner of Ninety-second street and Park avenue to Ninety-second street and Park avenue to R. Shapiro, and the dwelling at 134 East Seventy-fourth street to Dr. Henry A. Mason. Slawson & Hobbs have rented the fol-lowing dwellings: 585 West End avenue for Mrs. J. A. Forman to R. A. Cross and 550 West 113th street for Mrs. Newland to the Claremont Republican Club.

SALE AT MANHATTAN BEACH Joseph P. Day has sold for the Man-hattan Beach Estates a plot, 40x100, on Amherst street 180 feet south of Oriental Boulevard to H. Hollman.

PROFITS IN REAL ESTATE.

Felix Isman Made \$200,000 On an Investment of Nothing.

Filing of a lis pendens starting an chase of the Bennett building on Nassau mated value of \$396,740. If the houses completed and ready for street for \$1,000,000 and its resale within ouses contain everything in the way of the City Hall and near the Hall of

As everyone knows, however, the code: storage closets, special washing new court house will not be erected and drying rooms and specially arranged there, and since in the present market there is no person who will pay Isman are given to larger apartments of eight a profit on the plot, he doesn't seem to

The action recently started states that Isman gave a purchase money mortgage two room and kitch-nette apartments for the property of \$3,700,000, of which two room and kitchenette apartments on he had as well as suites of four and five rooms.

While these houses contain every improvement found in the finest modern private dwelling, they are arranged to appeal especially to those residents of the upper Last Side who desire all conveniences at a moderate rate of rental. The tendency is growing among New in 1999. n 1909.

in 1909.

Figuring on this basis, the property stands him to date just about \$479,090, though no part of that amount has come out of his pocket. The rental from the ouilding, figuring on an average of \$1.50 a foot, would amount to about \$225,000 a year, or for three years about \$675,000 From which it would seem that Isman, on a capital of nothing, has made a profit of about \$200,000 in three years, even though he did not get the city to pay him his price for the property.

Isman once said that a man can be 75 per cent, wrong in his land specula-Manhattan and still make

SALES IN THE BRONX. OGDEN AVENUE—Harold H. Harding has sold for Bernhardt C. Wuenke to an investor the three-story business

ilding at 996 Ogden avenue, on lot

Frank A. Seaver has sold the block front, 700x100, on the north side of Fifty-sixth street, running from First to Second avenue, for the Mechanics Bank to a manufacturing company, which will erect a three story brick building covering the entire plot.

CONEY ISLAND PLOT SALES. The Somerville Realty Company has sold a plot, 40x100, on the west side of West Thirty-fifth street north of Neptune avenue to Julius Levy.

SALE ON STATEN ISLAND. 8. Sterling Drake has sold for Louis B. Kone, a plot of ten lots, on Ocean Driveway, Flimgville Beach, S. I., to H. G. Gager, who will erect bungalows.

VORKTOWN, N. V., ACREAGE SALE.

LONG ISLAND CITY DWELLINGS. Great Volume of Construction Dur-

ing Last Three Months. Within the past three months more action in foreclosure against the Stewart than \$1,000,000 has been invested in two building at Broadway and Chambers and three story brick houses in Long Isl-been removed by the recent decision of the NEW YORK TO GET CEDARHURST. street brings to light an interesting and City, and this week that section the most active spots at this time. One story of land speculation. Felix Isman again forges ahead in the development f the largest houses on the East Side is bought the property in June, 1908. The of Queens, with prospects of shortly being erected between Fifty-second and price then was stated to have been taking another leap toward the million Fifty-third streets on the east side of \$3,700,000. Isman, who had conducted mark. With the Queens Building Bul'ark avenue, but like a number of other several successful operations in New reau there were filed last week 106 applifine houses will not be ready for occu- York up to that time, including the pur- cations for new buildings, at an esti-

Joseph B. Sillman made application use the twelve story type is most in evi- a month at an advance of \$100,000, for permits for a row of three story brick dence. They are building a seventeen thought, according to report at the time, tenements to be erected in Fourteenth that the city would see the wisdom of avenue, Long Island City, at a cost of one of those that will not be ready for erecting the new court house on the site \$39,000, and forty-eight six family aparton ther season. The new Park avenue of the Stewart building, right back of ment houses are planned by the Currie Realty Company on their holdings

QUEENS MARKET STIMULATED.

Investors and Builders Already Active Along Transit Lines.

The work of obtaining the consents of property owners in Long Island City for the building of the short connecting link between the Steinway Tunnel and Queensboro Bridge is now in progress. This line, known as route No. 50 of the rapid transit extensions adopted by the Public Board of Estimate on May 31, begins at Steinway Tunnel at a point under Fourth street, about 200 feet west of Van Ala avenue, and thence extends under Fourth avenue, the Sunnyside Yards, Davis

street, Van Alst avenue, Hunters Point avenue, the Sunnyside Yards, Davis street, Jackson avenue, Ely avenue, the Queensboro Bridge approach and the Queensboro Bridge Plaza to a point at or near Academy street.

When the necessary consents for this connecting link are obtained the way will be clear for work to begin on the rapid transit extensions into Queens, consents of property owners along the two main lines, one running to Astoria and the other through Woodside and Elmhurst to corona, having been filed with the Public Service Commission several weeks ago. The completion of these lines within two years, as announced by the Public Service Commission recently, has already had a stimulating effect upon the real estate market throughout the section to be benefited. The situation is now considered one of certainty and investors and homeseekers are not slow to appreciate the fact. As an evidence of he eastern movement fellowing the settlement of the transit question sales of manufacturing sites in the vicinity of the Bridge Plaza, Long Island City, aggregating over \$100, 000, have been made by the Queenshoro corporation's brokerage department within the last few days and several others are pending.

SALES AT MASSAPEQUA.

SALES AT MASSAPEOUA.

s. M. Bier has sold for do-such if Prisk a track of forty-three acres hear Lake Carried and many of the apartments of over a good and many of the apartments of over a country residence.

S. M. Bier has sold for do-such if Prisk at track of forty-three acres hear Lake Carried and Title Company results also for two roads. There are it to P. Hunt, F. Perschey, F. Cox, L. Hay, V. Borre, J. F. Borre, T. Mc-buyer will erect a country residence.

Court of Appeals in the preliminary controversy and the starting of the actual work due in a couple of months, the long Brooklyn is in sight. Dealers all over the borough are confident that realty business who, living just across the line, have been

the varied subway diggings electric cars will be put in operation over the Manhattan Bridge, affording tens of thousands of Brooklynites more direct transit to and from their homes and relief from the daily vexatious bustling at the old bridge ter-Realty Company on their nomines bounded by Thirteenth, Fourteenth and Graham avenues, Long Island City, for which they recently pald upward of \$350,000. Alois Herman is to erect a brick tenement in Woolsey avenue to brick tenement in Woolsey avenue to brick tenement in Woolsey avenue to the opening of the Brooklyn Bridge over the opening of the Bridge over the ope

Frank-Margellette is to erect four two and a half story frame dwellings in Penfold road. New Elmhurst, and Masse & Lambert will continue their development in Wyckoff Park by building a row of two story brick dwellings at a cost of \$24,000.

Nine two story brick dwellings are to be erected in the exclusive Hillside section of Jamaica by the Wolbar Building trict there is an increased demand for Company on Hillside avenue, east of Flushing avenue, at a cost of \$40,000.

OMETIME WARNING CONSTRUCTION TO THE Brooklyn Bridge over twenty-eight years ago.

Brokers report, considerable muscellaneous trading for the land week, especially in the Flatbush, Bay Ridge, Rugby and Kingsboro sections. Some deals in property in Fulton street near the Flatbush avenue extension show that prices in that direction continue to advance steadily, and all through the shopping distinct there is an increased demand for larger stores. Careful observers of the situation predict a great future also in the development of Livingston street all the way from its widening at Court street. the way from its widening at Court street to Flatbush avenue. The thoroughfare is steadily assuming the appearance of another great business centre, and at present three fine new buildings are in course

ent three fine new buildings are in course of erection.

The building operations recorded in the borough bureau for the last week in June footed up 279, and among them were plans for 90 new buildings at an estimated court of partly \$1.500 (which is recorded). cost of nearly \$1,500,000, which is re-

HEAD

PROPOSED

NASSAU COUNTY

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BROOKLYN OUTLOOK GOOD. Evidence of Good Activity in Many Sections. All legal obstacles to the carrying out of the great dual subways place. All legal obstacles to the carrying out of the great dual subways place in the broise of the great dual subways place. All legal obstacles to the carrying out of the great dual subways place in the building. He has had long experience as a builder and contractor and put up scores of public buildings in the borough and elsewhere. He will follow out the policy of his lamented predecessor in insisting on a strict enforcement of the Building Code.

of Consolidation.

Millions of taxable property, including

will be more active than in several years | enjoying all the benefits of city improve-Simultaneously with the beginning of ments with country taxation, is added to the Borough of Queens in the tentative map just completed by the Queens Topographical Bureau, which changes the eastern boundary line of that bor-ough to include the villages of Inwood and Cedarhurst. This proposed change reestablishes the original boundary line of Queens as adopted at the time of con-solidation and which later was cut off from Queens and made a part of Nassau county by a special act of the Legis-

> of water known as the Head of the Bay, the furthest point inland of Jamaica Bay. With this proposed change of boundary legalized the \$300,000,000 Jamaica Bay improvement, projected jointly by the city of New York and the United States War Department, can

PLOT BUYERS AT ARVERNE.

The Somerville Realty Company reports the following sales at Arverne: A plot 40x100 on the west side of Clarence avenue north of Aimeda avenue, to Dennis Murphy; a plot 40x100 on the west side of Gaston avenue south of Morris avenue, to Eugene 10... and a plot 40x100 on the east side of Vernam avenue south of Morris avenue, to John O'Connor.

Long Island House and Plot Buyers cost of hearly \$1,500,000, which is regarded as a most satisfactory showing.

Patrick J. Carlin, the new Superintendent of Buildings, is regarded as a fit successor of the late John Thatcher, who met his death a couple of weeks ago by falling from a scaffold while closely inspecting a Gustav Meyer and Michael Rooney. The David P. Leahy Realty Company

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SANISTERS BANISTERS

JAMAICA BAY

B

Section To Be Added to New York City

Waterfront Freight Terminal.

All legal obstacles to the title of land nue tract owned by New York city and creased popularity of Long Island As Provided in the Original Plans removed according to information forwarded by Corporation Counsel Watson to President Connolly of Queens, so that Connolly can go ahead with the proposed railroad terminal which is planned for this site.

The property has a frontage of 800 feet on the East River and it is pro-posed to build a terminal at this point posed to build a terminal at which will be open to use by all rail-roads. By this means manufacturers roads. By this means of railroads by will be given their choice of railros which to receive and ship freight.

A nine story spartment hotel of fireproof construction is to be erected on the south side of Sixty-sixth street 155 feet east of Park avenue for the Vermeer Realty Company, of which George Bodman is the president. It will have a frontage of 25 feet and a depth of 90 feet and according to the estimate of the architects, Bessange, Butler & Rodman, will cost \$100,000. By resuming the original boundary line BRONX BUILDING PLANS.

BRONX BUILDING PLANS.

The plans filed for new buildings in the Borough of The Bronx comprise a two story brick store and hotel. 25x80, on the northeast corner of Fort Schuyler road and Phiggim avenue for Lilly Barroi at a cost of \$10,000; a five story brick tenement house, 50x 88, on the east side of Wales avenue 125 feet south of 149th street for the Gifford Building Company, Oscar A. Pederson, president, at a cost of \$40,000; a five story brick tenement house, 25x30, on the southwest corner of Faile street and Gilbert place for William Sinnott at a cost of \$40,000; two five story brick tenement houses, 35x 105.2 and 40x97.5, on the porthwest corner of 183d street and Southern Boulevard, for Ida Gordon at a total cost of \$110,000, and a two and a half story brick dwelling, 21x42, on the north side of Nered avenue 50 feet south of Matilda avenue for Russell D. Smith at a cost of \$5,250.

William A. White & Sons report that plans are about ready for altering the private dwellings at 805 and 807 Lexington avenue. The lower two floors are to be occupied by the owner. Albert Klenk, for his grocery business, and the upper floors for bachelor apartments. Mr. Klenk has been located for fifteen years at 352 Fourth avenue, which building he vacated May it to allow the erection of a sixteen sto y loft structure.

LEXINGTON AVENUE ALTERATION

John K. Moors and John T. Wall have leased the building at 468 Eighth avenue to James Devaney for twenty-one years on a net rental basis with renewal privilege. The tenant is entirely remodelling the building, the lower part of which is to be used for restaurant and cafe purposes.

The Duross Company has leased the two upper floors in 158-8 Thirteenth avenue to the Lee Lash Studios: 270 West Nincteenth street to Robert McGregor, and to Harry k. Hayden the store at 238 West Fourteenth street; to the George A. Schulz Company of Milwaukee, Wis. the third loft in 145-5; West Eighteenth street, and for Maurice Weismann the first loft in 110 West Fourteenth at street to Brockman Brothers.

The Building and Engineering Company has leased the tenth floor in 40-46 West Twenty-fifth street to the Imperial Dress Company. Frederick Fox & Co. were the brokers.

The McVickar, Gaillard Realty Company has leased a portion of the fourth floor in the Motor Mart, Broadway and Sixty-second attest, to the Steel Inner Tube Company for a term of years. MERCANTILE LEASES.

COUNTRY RESTALS.

Adams & Keeler have rented to Mrs. Charoletto B. Wilborn of New York the N. L. Rockwell house on East Ridge avenue, and to Miss C. D. Jennings of Brooklyn the Dester L. Stone place on West Mountain road at Ridgefield, Cons.